

PUBLIC HEARING -- February 21, 1973

Application No. 11295 M. Frank Meenehan, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried by a vote of 3-0, the following Order of the Board was entered at the meeting of March 20, 1973.

EFFECTIVE DATE OF ORDER-- April 11, 1973

ORDERED:

Application of M. Frank Meenehan for variance from the side yard provisions for R-1-A District to permit erection of addition (carport) within the yard of a single family dwelling at 2928 Ellicott Terrace, N. W., lot 34, Square 2270 be GRANTED.

FINDINGS OF FACT:

1. Subject property is located in an R-1-A District which is defined by the Zoning Regulations as an area accomodating one family detached dwellings; low density.

2. Applicant seeks to construct a two car carport in the side yard of his single family dwelling. Applicant needs a variance from the side yard provisions (eight feet) to permit the erection of the proposed addition within his yard.

3. The side yard which the applicant is capable of providing is approximately three feet.

4. Testimony related to the Board that applicant needs the desired relief in order that he can provide two necessary off street parking spaces. Applicant further added that the proposed carport will be covered.

5. No opposition against the application herein was voiced at the public hearing nor were any letters in opposition submitted to the file for the Board's consideration.

OPINION:

The Board has heard the testimony and reviewed the entire record as presented by the applicant herein, and is of the opinion that justifiable reasons warranting the GRANTING of the requested relief have been demonstrated.

Pursuant to Section 7401.2, a carport is to be attached to the main building unless approved by this Board otherwise. In the present case the Board is satisfied that the proposed carport is so located on the lot and adheres to the restrictions set forth in Section 7205, conditions for accessory open parking spaces.

The plans submitted and the reasons for the proposed carport will aid in alleviating the on-street parking and potential congestion.

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY THE ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED

By: George A. Grogan
GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.
